



To Let - Industrial Accommodation

12,790 Sq Ft (1,188.19 Sq M)

- 9.3m Eaves extending to 12.0m Apex
- Racked Space
- Dedicated Yard

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Location

The unit forms part of the established Pegler Factory on St Catherine's Avenue, Balby situated approximately 1 mile south of Doncaster City Centre and 2 miles north east of Junction 3 of the M18, providing excellent connectivity to the wider motorway network.

Description

The premises provides industrial accommodation extending to 12,760 sq ft.

The unit benefits from an eaves height of 9.3m which extends to 12.0m at the apex and provides excellent raked space. Access is provided through two high-speed loading doors. The unit is constructed of a steel portal frame with brick and block elevations and profile clad, under a pitched roof with concrete flooring throughout with the specification suited to a wide range of industrial occupiers.

The unit further benefits from fitted office content, a breakout space and a large dedicated yard area.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	12,790	1,188.19
TOTAL	12,790 SQ FT	1,188.19 SQ M

Terms

New FRI terms to be agreed.

VAT

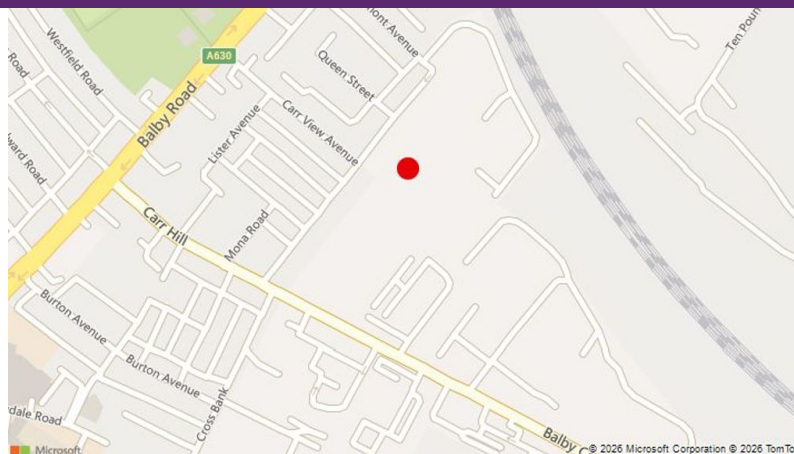
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable value available upon request.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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